

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33439

115 / 116 / ~~117~~

Property Information

property address: 2612 TODD
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 14, LOT 6 & 7 (PTS OF)
owner name/address: GRIER, CARL W JR TRUST
KENT GRIER TRUSTEE
0
VICTORIA, TX 77904-3012
full business name: _____
land use category: SF-Res. type of business: _____
current zoning: C-3 occupancy status: occup
lot area (square feet): 60000 frontage along Texas Avenue (feet): N/A
lot depth (feet): 100 sq. footage of building: ~~1096~~ 1112
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
no no no

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): wood frame
building/site condition: 4
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____
approximate construction date: 1948 accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no n/a
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no n/a ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 2
lot type: ☐ asphalt ☐ concrete ☒ other gravel
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☒ no n/a
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: overgrown

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

drainage in front.